

April 20, 2016
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Department of Local Government Finance
Indiana Government Center North
100 North Senate Ave. N1058 (B)
Indianapolis, IN 46204

STARKE COUNTY 2015 RATIO STUDY

The Ratio Study for 2016 pay 2017 was completed on April 20, 2016

All classes of properties (excluding golf courses) were trended using the Sales Comparison Method. All residential single-parcel sales that were determined to be valid arms-length transactions occurring between 1/1/2014 and 12/31/2015 were utilized in order to achieve a representative sample size for every township and class of property. All validated multi-parcel sales were utilized in the study unless they represented more than one economic unit or were non-contiguous.

Because of the limited amount of sales in certain classifications the following properties were grouped together for the sales ratio:

CALIFORNIA, CENTER, NORTH BEND and WASHINGTON TOWNSHIP RESIDENTIAL VACANT SALES were grouped together.

DAVIS, JACKSON, RAILROAD, OREGON & WAYNE TOWNSHIP RESIDENTIAL VACANT SALES were grouped together.

COMMERCIAL IMPROVED sales for all townships were grouped together.

There were less than five (5) valid sales in each of following three classes of property over the previous five (5) years: COMMERCIAL VACANT, INDUSTRIAL IMPROVED and INDUSTRIAL VACANT, therefore a sales ratio was not performed on these classes.

No time adjustment was necessary for the 2014 sales due to relatively the static nature of the market.

Sale prices on the sale ratio study have been adjusted from the actual sale prices to account for Seller Paid Points and/or Personal Property where applicable.

Cyclical reassessment activity took place in the townships of California, Center, North Bend, a small portion of Wayne and a portion of the City of Knox.

Along with this narrative we have included three files:

- 1) **2016_Starke_RATIO_STUDY.xlsx** is the sales ratio study formatted per instructions from the DLGF memo dated 12/2/2011

An additional tab labeled “notes” is included. This tab includes three tables in which we have attempted to document the reasons for all discrepancies that exist between the ratio study data, the workbook and the previously submitted Sales Disclosure Data Files. Changed data is also highlighted in yellow, where applicable, on the property type tabs.

- 2) **2016_Starke_WORKBOOK.xlsx** is the workbook showing the valuation of all parcels.

- 3) **STARKE Sales Reconciliation 03-28-2016**

Rhonda R. Milner,
Starke County Assessor

John Viveiros,
Accurate Assessments Inc.